



**ERIC GIBSON**  
INTERIM DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES**

### HISTORIC SITE BOARD

**November 19, 2007**

**Draft**

*(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome)*

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**

6:30 pm

- **Members Present:**

Paul Johnson  
Carmen Lucas  
Jim Royle  
Margie Warner  
Scott Moomjian  
Vicki Estrada

**Staff Present:**

Glenn Russell  
Gail Wright  
Donna Beddow  
Diane Shalom

**Members Absent:** Eldonna Lay

**Staff Absent:** None

- **Other General Information:** None

##### **B. Conflict of Interest Declaration:** None declared

##### **C. Approval of October 15, 2007 Board Minutes**

Approval of the October 15, 2007 Board Minutes; Motion by Margie Warner to approve minutes; 2<sup>nd</sup> by Vicki Estrada; motion carried 5-0-1 (Scott Moomjian abstained).

**D. Reports:**

- Staff Liaison Donna Beddow reported on the Certified Local Government (CLG) grant to conduct a historical survey of Julian. DPLU and the HSB staff must prepare a Board letter for matching funds.

**E. Announcements**

- San Diego County Archaeological Society, Tuesday November 27, 2007, 7:30 pm at Los Peñasquitos Ranch Adobe: October's program: "GPR Survey to Locate Evidence of Historic Building Sites", presented by: John Patskan, M.S., CIV NAVFAC Southwest
- Jim Royle- Recognized for 40 years of service at General Dynamics NASSCO
- Diane Shalom introduced; new HSB staff liaison
- Historic Building Code Workshop; rescheduled for January 15, 2008
- Historic lecture February 27, 2008 – William Templeton Johnson, Architect
- Torrey Pines Symposium, including a lecture by archaeologist Richard Carrico, 8:30 am – December 1, 2007 at Sumner Auditorium, Scripps Institute of Oceanography.

**F. Consent Calendar:** None for November

**ITEM 2 – PUBLIC COMMENTS**

**A. Public Comment:** None

**B. County Department of Parks and Recreation:** Dr. Lynne N. Christenson, Historian, County Parks and Recreation: no report for October

**C. Presentation –** None for October

**ACTION ITEMS:**

**ITEM 3 – R. KING KAUFFMAN HOME, MT. HELIX CALAVO GARDENS UNIT 2 – MAA 07-007**

**Location:** 10807 Dutton Drive; Valle de Oro Community Planning Group

**Supervisor District:** 2 – Dianne Jacob

**Description:** This Spanish Revival style home was designed and constructed in 1931 by the Olmstead Building Company as part of Unit 2 of the Mt. Helix Calavo Gardens land subdivision developed by the F.J. Hanson Organization. The house was built for real estate investor and avocado horticulturist R. King Kauffman and his wife Eleanor Lohr Kauffman. The Kauffman home, one of the first ones constructed in the agricultural setting at the base of Mt. Helix among expansive avocado trees, is considered both historically and architecturally significant. The house embodies the distinctive characteristics of Spanish Revival domestic architecture in San Diego and Southern California (Historic Resource Ordinance 9493 Criterion V. (b) (3). In addition, the house is associated with the lives of persons important to the history of San Diego County (Historic Resource Ordinance 9493 Criterion V. (b) (2). The applicant is applying for both historic designation and participation in the Mills Act contract.

**Today's Action:** Discuss the Kauffman application and make a recommendation to the Director of Planning and Land Use regarding placement of the Kauffman house on the Local Register of Historic Resources, and for participation in the Mills Act Contract.

**Staff Recommendation:** Recommend placement of this house, on lot APN 497-207-09-00, on the Local Register of Historic Resources as Landmark Number 2007-007 and recommend approval for participation in the Mills Act contract. Staff finds this resource to be significant under County's Local Register of Historical Resources Ordinance 9493 under Criterion V (b) (2): the resource is associated with the lives of persons important to San Diego County's history and cultural heritage; Criterion of V (b) (3), the house embodies the distinctive characteristics of Spanish Revival domestic architecture in San Diego and Southern California.

**Meeting Notes:** Owners John and Mia Dolack attended, spoke briefly and answered questions. Consultant Wendy Tinsley, Principal with Urbana Preservation & Planning who researched the property and prepared the report, spoke briefly and was available to answer questions. The Board did not concur that this resource was significant under Criterion V (b) (2) of the Local Register because of its association with the work of Lester Olmstead and the Olmstead Building Company. Also, the Board did not concur that the house was significant for its association with the early development patterns of Mt. Helix or significant for the original owner, Mr. Kauffman and the avocado industry. The resource has an exceptionally high level of integrity especially the interior. The Board normally does not include the interior in the designation. The owners plan to replace a window on the west side of the house with French doors (off the master bedroom).

**Board Action:** Motion by Scott Moomjian to recommend approval of historic designation of the R. King Kauffman Home, located at 10807 Dutton Drive in the Mt. Helix area of La Mesa under the County's Local Register of Historical Resources Ordinance 9493 Criterion V (b) (3), as a Property which embodies the distinctive characteristics of a type, period, San Diego County region, and method of Spanish Eclectic construction during the early 1930s, including, but not limited to, the following physical characteristics:

Its "U"-shaped floor plan; low-profile and one-story form; stucco exterior; low-pitched gabled roof with red, Mission tile; exposed rafters; clay tile vents; stucco exterior and grilles; arched openings; heavy wooden front door; wood-framed casement windows with wood shutters; rear rock retaining wall; and wrought iron grillwork, hardware, and fixtures, the rear rock wall, the low rock wall along the driveway and the stone paving in front of the house.

Second by Margie Warner. Motion carried 6-0-0.

Motion by Paul Johnson to also find the R. King Kauffman Home significant under the County's Local Register of Historical Resources Ordinance 9493 Criterion V (b) (3), that defines a resource as significant if it "...represents the work of an important creative individual", because the resource was designed by master builder and noted architect Lester Olmstead and was built by the Olmstead Building Company. Motion seconded by Margie Warner; motion carried 6-0-0  
Motion to recommend approval for participation in the Mills Act Contract by Vicki Estrada, second by Margie Warner. Motion carried 6-0-0.

## **DISCUSSION ITEMS**

### **ITEM 4 – OCTOBER 2007 FIRES IN SAN DIEGO COUNTY**

**Description:** In October 2007, San Diego was again been hit by raging fires fanned by ferocious Santa Ana winds. In addition to destroying or damaging hundreds of homes and charring thousands of acres of native vegetation, historic structures and archaeological sites were impacted, some irreparably. During the week of November 5th through 9th, representatives of the State Office of Historic Preservation (OHP) visited San Diego to assist with the assessment of damaged archaeological sites and historic structures. OHP representation included M. Wayne Donaldson, State Historic Preservation Officer (SHPO) and Michael McGirt, State Archaeologist.

HSB staff Gail Wright and Diane Shalom and HSB members Jim Royle and Paul Johnson participated in the site visits on November 5th. This agenda item was to discuss the 2007 fire impacts to County cultural resources as well as the results of the damage assessment done with OHP officials.

**Meeting Notes:** Power point presentation by Bruce Coons, SOHO showing several historic structures that were destroyed in the recent October fires. Seventeen major historic sites were destroyed (both in the City of San Diego and in the unincorporated areas of the County). A presentation by Vice-Chairman Paul Johnson also showed additional photographs of fire damage to historic properties. FEMA does have money available to survey historic/archaeological resources that were damaged in the fires. The County DPLU and DPW representatives will be meeting with the City, State Parks, and County Parks to discuss how to obtain FEMA funds and what should be surveyed.

#### **ITEM 5 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, December 17, 2007 (third Monday)
- Glen Abbey Memorial Park: "H" Special Area Designation (Rezone Application)
- Action item to approve creation of the HSB Project Review Committee
- Action item – Casa Blanca for historic designation and the Mills Act

#### **ITEM 6– ADJOURNMENT**

8:00 PM

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#### **APPROVAL OF BOARD MINUTES:**

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*Chairman, Jim Royle*

**December 17, 2007**

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*Vice-Chairman, Paul Johnson*

**December 17 , 2007**